

Share Certificate No. 10 Member's Registration No. 10 No. of Shares 10

# GIRIVIHAR CO-OP. HSG. SOCIETY LTD.

Regd. No. TNA/(TNA)/HSG/(TC)/33443/YEAR-2021/Dated.29/06/2021

Address: Survey No.77A, Hissa No. 4 part, Survey No.77 A, Hissa No.6 Part, Tikka No.23,

City Survey No.9A, Mauje -Chendani, Ram Manuji Cross Road, Thane (W), Tal. & Dist, Thane

(Registered under the Maharashtra Co-operative Societies Act, 1960)

Authorised Share Capital Rs. 100000/- (Divided into 2000 Shares of Rs.50/- each)

## SHARE CERTIFICATE

Flat / Shop No. : 302

*This is to Certify that Shri. / Smt. / M/s. Mrs. Bharati P. Bhumkar &*

*Mr. Pandurang R. Bhumkar*

is the Registered Holder of 10 (TEN) fully paid up shares of Rs. 50/- (FIFTY) each numbered from 91 to 100 both inclusive, in GIRIVIHAR CO-OP. HSG.

SOC. LTD., CHENDANI VILLAGE, THANE (W), TAL. & DIST. THANE

Subject to the Bye-Laws of the said society.

Given under the Common Seal of the said society at Thane (W) on this 29<sup>th</sup> Day of

June, 2021

Chairman

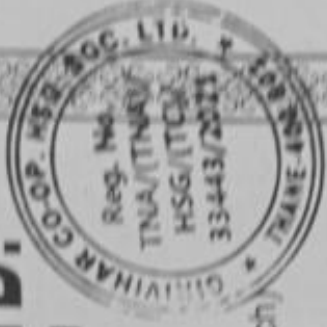
Secretary

Authorised

M. C. Member

₹ 500/-

(P.T.O.)



## MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

Transfer No.	Date of Transfer	Regn. No. of Transferor	To Whom Transferred	Regn. No. of Transferee
			Authorised M. C. Member  Chairman	Secretary
2			Authorised M. C. Member  Chairman	Secretary
3			Authorised M. C. Member  Chairman	Secretary
4			Authorised M. C. Member  Chairman	Secretary
5			Authorised M. C. Member  Chairman	Secretary

## LETTER OF POSSESSION

To,

Mrs. BHARTI P. BHUMKAR,  
Mrs. PANDURANG R. BHUMKAR,  
302, Giri-Vihar, Ram Maruti Cross Rd,  
Naupada, Thane. 400 602

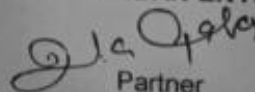
Ref. : Agreement Dated 27 Feb 2019 in respect of Flat No. 302 on 3<sup>rd</sup> Floor in the building named "GIRI VIHAR" on the land bearing Tika No.23, C.T.S. No. 9, situated at Ram Maruti Cross Road, Naupada, Thane (W), Taluka and District Thane.

Sir/Madam,

We have to inform you that Thane Municipal Corporation has granted **Occupation Certificate** vide V.P. No. S02/0156/15/TMC/TDD/OCC/0634/18, dated 4<sup>th</sup> December 2018 in respect of the above referred building. In terms of the above referred Agreement, we also informed you to inspect the said flat for area and the amenities, facilities, fixtures provided therein and in general the construction thereof and of the Building in which the same is situate and the facilities and amenities provided therein and also about the quality of work thereof. Accordingly, you have inspected the said flat and the Building in which the same is situate and have expressed your full satisfaction about the same. In pursuance thereof we hereby handover to you, vacant and peaceful possession of the above referred flat. Please confirm the above and that you have no disputes, objection, claims, demands whatsoever against us in that behalf or otherwise also. Please also confirm that you would not make any changes, alterations, modifications, etc. In the said flat and/or the Building in which the same is situate which would violate the Rules and regulations of the Local Authority, Planning authority, public authority, government, etc. in any manner whatsoever. If contravene the same you alone shall be responsible and liable for the consequences arising therefrom.

Thanking you,

Your faithfully,  
M/S. ABHINANDAN ENTERPRISES,

  
Partner

**GIRIVIHAR CO-OPERATIVE HOUSING SOCIETY LTD.**  
 Registration No. TNA/(TNA)/HSG/(TC)/33443/YEAR-2021 Dated: 29/06/2021  
 Ram Maruti Cross Road No.1, Behind Bedekar Hospital, Naupada, Thane (W), Tal. & Dist. Thane.

**BILL**

Unit No. : 303 Area : 108 SqFt  
 Name : Mrs. Bharati P. Bhumkar & Mr. Pandurang R. Bhumkar (Non Member)  
 Bill for : May-2024  
 Bill No : 50  
 Bill Date : 01/05/2024  
 Due Date : 15/05/2024

PARTICULARS OF CHARGES		AMOUNT
1	Sinking Fund	
2	Repair Fund	
3	Building Insurance	22.00
4	Education & Training Fund	66.00
5	Service Charges	4.00
6	Major Repair Fund	10.00
		2,108.00
		161.00
Total		2,371.00
Add: Interest		2.00
Less: Adjustment		0.00
Principal Arrears		121.00
Interest Arrears		0.00
		121.00
Total Due Amount & Payable ₹		2,494.00

( Rupees Two Thousand Four Hundred Ninty Four Only )

**E.&O.E.**

\*Please Issue A/c Payee Crossed Cheque only in the name of "Girivihar Co-Operative Housing Soc. Ltd."  
 \*Please write Unit Number on reverse side of the cheque.  
 NEFT Details : Bank Name : The Thane District Central Co. Po. Bank Ltd., Branch : Thane Town, Post Box-19, Chhatrapati Shivaji Path, Thane (W). Account No.: 003300310002415, IFSC Code : TDCB0000033, Account Type : Saving Account  
 \* Members who are paying their maintenance using any other mode than cheque submission to the society, are requested - to inform the details with valid proof to Accountant on following Email Id or Whats app No. immediately after the payment.  
 \*This Bill is generated by Pracheta Accountancy Services -7718019165 / Email : ksraut1008@gmail.com

For GIRIVIHAR CO-OPERATIVE HOUSING SOCIETY LTD.

**RECEIPT**

Authorised Signature

Receipt No.: 14 Date: 15/04/2024  
 Received with Thanks From : Bharati P. Bhumkar & Mr. Pandurang R. Bhumkar (Non Member)  
 Unit No. : 303  
 ₹ 2,250.00 Sum of ( Rupees Two Thousand Two Hundred Fifty Only )  
 towards Bill No. 24 Bill Date: 01/04/2024  
 By Cheque No. 277221 Dated On 03/04/2024  
 Drawn on STATE BANK OF INDIA(SBI),THANE (E) (THE)(7232)

This Receipt is Valid Subject to realisation of cheque.

For GIRIVIHAR CO-OPERATIVE HOUSING SOCIETY LTD.

Authorised Signature



### ठाणे महानगरपालिका, ठाणे

पावती क्रमांक: TMC2425KP000273

मालमत्ता कराची पावती

वर्ष : 2024-2025

मालमत्ता क्रमांक: 1920010190001/00033

पावती दिनांक: 22/04/2024 12:09:28PM

विल क्र. : TMC242501900062

विल दिनांक:

01/04/2024

Customer Copy

ब्लॉक क्र. : 19

घर क्र. : / 19

प्रभाग कार्यालय : NAUPADA

करदात्याचे नाव : LAND OWNER :M/S. ABHINANDAN ENTERPRISES TARFE JITENDRA K. GALA & OTHER / DEVELOPER NAME :M/S. ABHINANDAN ENTERPRISES TARFE JITENDRA K. GALA & OTHER / OWNER NAME :LAND OWNER :M/S. ABHINANDAN ENTERPRISES TARFE JITENDRA K. GALA & OTHER / DEVELOPER NAME :M/S. ABHINANDAN ENTERPRISES

1	नोंदीत फी	0	भरणा प्रकार : Cash	थ. दिनांक :
2	धात्र	0	धनादेश क्र.:	
3	बॉण्ट फी	0	बँकेचे नाव :	
4	जमी फी	0	एकूण मालमत्ताकर रकम :	5,246
5	जाहिरात फी	0	भरलेली रकम :	3,478
6	41(1) अन्वयेची शान्ती	0	सूट : EBR/A.DIS:0	ABR : 1,768
			अतिरिक्त जमा :	0
	एकूण इतर देयक रकम :	0	एकूण उर्वरित रकम :	0

	थकवाकी	दि. १ एप्रिल रोजी देय कर	दि. १ ऑक्टोबर रोजी देय कर	इतर देय रकम	एकूण
कर	0	2630	2616	0	5246
मागील भरणा	0	0	0	0	0
चालू भरणा	0	1744	1734	0	3478
सूट	0	886	882	0	1768
शिल्लक	0	0	0	0	0

Rupees Three Thousand Four Hundred Seventy-Eight Only

"सदर पावती वर बाटल्यानंतर ग्राह्यभरणवान वेईल. अनधिकृत वसुली कामावरील कर भरण्यामुळे सदर बांधकाम अधिकृत होणार नाही कोर्टातील कामकाजस व निकासावर कार्यवाही करण्यात बाधा होणार नाही या अटीवर सदर वसुली बांधकामावरील कर वसूल करण्यात येत आहे."



निवामी / 5,703 / TA

PTNAUPXKPS

रजिनी लिपिक  
ठाणे महानगरपालिका





### ठाणे महानगरपालिका, ठाणे

पावती क्रमांक: TMC2425KP000272

मालमत्ता करानी पावती

वर्ष : 2024-2025

मालमत्ता क्रमांक: 1920010190001/00024

पावती दिनांक: 22/04/2024 12:09:07PM

विल क्र. : TMC242501900053

विल दिनांक: 01/04/2024

Customer Copy

प्रमाण कार्यालय : NAUPADA

अंश क्र. : 19

धर क्र. : / 19

प्रमाण कार्यालय : NAUPADA

करदात्याचे नाव : LAND OWNER M/S. ABHINANDAN ENTERPRISES TARFE JITENDRA K. GALA & OTHER / DEVELOPER NAME M/S. ABHINANDAN ENTERPRISES TARFE JITENDRA K. GALA & OTHER / OWNER NAME M/S. ABHINANDAN ENTERPRISES TARFE JITENDRA K. GALA & OTHER M/S. ABHINANDAN ENTERPRISES TARFE JITENDRA K. GALA & OTHER M/S.

1	नांदीत फी	0	भरणा प्रकार : Cash	घ. दिनांक :
2	व्याज	0	धनादेश क्र.:	
3	चॉण्ट फी	0	बँकेचे नाव :	
4	जमी फी	0	एकूण मालमत्ताकर रकम :	29,111
5	जाहिगत फी	0	भरलेली रकम :	28,622
6	41(1) भ्रन्वयेची श्राम्नी	0	सूट : EBR/A.DIS-489	ABR : 0
			प्रतिरिक्त जमा :	0
	एकूण इतर देयक रकम :	0	एकूण उर्वरित रकम :	0

	अकदाकी	दि. १ एप्रिल रोजी देय कर	दि. १ ऑक्टोबर रोजी देय कर	इतर देय रकम	एकूण
कर	0	14593	14518	0	29111
मार्गील भरणा	0	0	0	0	0
चालू भरणा	0	14593	14518	0	29111
सूट	0	0	0	0	489
शिल्लक	0	0	0		0

Rupees Twenty-Eight Thousand Six Hundred Twenty-Two Only

"सदर पावती चेक वाटल्यानंतर वाज्यात घडण्यात येईल. अनधिकृत बांधकामावरील कर भरल्यामुळे सदर बांधकाम अधिकृत होणार नाही. कोर्टातील कामकाजाम ब निकासावर बांधकामाची उरण्यात बाधा होणार नाही या अटीवर अनधिकृत बांधकामावरील कर वसूल करण्यात येत आहे."



निवामी / 31,644 / TA

PTNAUPXKPS

वसुधैव कुटुम्बकम्

ठाणे महानगरपालिका

335/3101

पावती

Original/Duplicate

Wednesday, February 27, 2019

नोंदणी क्र. :39म

4:58 PM

Regn.:39M

पावती क्र.: 3637 दिनांक: 27/02/2019

गावाचे नाव: चेंदणी

दस्तऐवजाचा अनुक्रमांक: टनन5-3101-2019

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: भारती प भूमकर --

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1340.00

पृष्ठांची संख्या: 67

एकूण:

रु. 31340.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे  
5:22 PM ह्या वेळेस मिळेल.

Joint Sub Registrar, Thane 5

सह दुय्यम निबंधक, ठाणे क्र. ५

बाजार मूल्य: रु.7743292 /-

मोबदला रु.9000000/-

भरलेले मुद्रांक शुल्क : रु. 630000/-

- 1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-  
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH012421927201819R दिनांक: 26/02/2019  
बँकेचे नाव व पत्ता: IDBI
- 2) देयकाचा प्रकार: By Cash रक्कम: रु 1340/-

Bumkar

मुळ दस्त दिला

27/2/2019



27/02/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 5

दस्त क्रमांक : 3101/2019

नोंदणी :

Regn:63m

गावाचे नाव : चेंदणी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	9000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7743292
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : इतर माहिती: मीजे चेंदणी, राम मारुती क्रॉस रोड ठाणे(प)ता. व जि ठाणे येथील टिक्का क्र. 23, सी टी एस क्र. 9 या मिळकतीवर बांधण्यात आलेल्या "गिरिबिहार" इमारतीमधील तिसऱ्या मजल्यावरील सदनिका क्र.302 सुमारे 63.23 चौ. मीटर कार्पेट क्षेत्राची रहिवाशी सदनिकेचा करारनामा ( ( C.T.S. Number : 9 ; ) )
(5) क्षेत्रफळ	1) 63.23 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स अभिनंदन इंटरप्रायझेस या भागीदारी संस्थेतर्फे भागीदार जितेंद्र के गाला -- वय:-52; पत्ता:-प्लॉट नं: ऑफिस नं. 5, माळा नं:-, इमारतीचे नाव: वृंदावन, ब्लॉक नं:-, रोड नं: राम मारुती रोड नौपाडा ठाणे (प), महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-AAYFA1354P 2): नाव:-मेसर्स अभिनंदन इंटरप्रायझेस या भागीदारी संस्थेतर्फे भागीदार राजीव ए गाला -- वय:-28; पत्ता:-प्लॉट नं: ऑफिस नं. 5, माळा नं:-, इमारतीचे नाव: वृंदावन, ब्लॉक नं:-, रोड नं: राम मारुती रोड नौपाडा ठाणे (प), महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-AAYFA1354P
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-भारती प भूमकर -- वय:-49; पत्ता:-प्लॉट नं: ए/4, माळा नं:-, इमारतीचे नाव: प्रजा को.ऑप.ही.सो.ली, ब्लॉक नं: चेंदणी कोळीवाडा, रोड नं: मीठबंदर रोड, महाराष्ट्र, THANE. पिन कोड:-400603 पॅन नं:-AAQPB6216K 2): नाव:-पांडुरंग रघुनाथ भूमकर -- वय:-61; पत्ता:-प्लॉट नं: ए/4, माळा नं:-, इमारतीचे नाव: प्रजा को.ऑप.ही.सो.ली, ब्लॉक नं: चेंदणी कोळीवाडा, रोड नं: मीठबंदर रोड, महाराष्ट्र, THANE. पिन कोड:-400603 पॅन नं:-AHIPB9336P
(9) दस्तऐवज करून दिल्याचा दिनांक	27/02/2019
(10) दस्त नोंदणी केल्याचा दिनांक	27/02/2019
(11) अनुक्रमांक, खंड व पृष्ठ	3101/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	630000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	20000
(14) शेरा	



सह दुय्यम निबंधक, ठाणे क्र. ५

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



**AGREEMENT FOR SALE**

THIS AGREEMENT FOR SALE is made and entered into at Thane, on this 27<sup>th</sup> day of February, 2019.

**BETWEEN**

M/s. ABHINANDAN ENTERPRISES, PAN AAYFA1354P, A Partnership Firm, duly registered under Indian Partnership Act, 1932, having its Office at - 5, Vrindavan, Ram Maruti Road, Naupada, Thane (W) - 400 602, hereinafter referred to as "PROMOTER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the Partner or Partners for the time being constituting the said Firm M/s. ABHINANDAN ENTERPRISES, their survivors or survivor and the heirs, executors and administrators of last surviving Partner) of the **ONE PART.**

**A N D**

- (1) MRS. BHARATI P. BHUMKAR, age 49 years, PAN AAQPB5216K/ *EE*  
(2) MR. PANDURANG R. BHUMKAR, age 61 years, PAN AHIPB9336P,

Both Indian Inhabitants, having address at : A/4, Pragnya Co-operative Housing Society Ltd., Chedani Koliwada, Mithbunder Road, Thane (E) - 400 603, hereinafter referred to as the "PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof mean and be deemed to include their heirs, executors, administrators and permitted assigns) of the **OTHER PART.**

WHEREAS one Shri Suryakant Anandrao Bhojne (since deceased) (hereinafter referred to as the "Deceased Suryakant") vide registered Deed of Conveyance dated 30<sup>th</sup> January 1959 registered under Sr. No.169, dated 30<sup>th</sup> January 1959 with the Sub-Registrar, Thane, purchased and acquired from the previous owner Shri Kesarinath Sadanand Somane, all that piece and parcel of land situate at Mouje Chedani, Taluka and District Thane within the limits of erstwhile Borough Municipality Thane, then bearing Survey No.77-A, Hissa No.4(Part) and Survey No.77-A, Hissa No.6(Part), totally admeasuring 603 sq. yards corresponding to 504.19 sq. mtrs. Now corresponding to Tika No.23, City Survey No.9, now situate within the limits of Municipal Corporation of the City of Thane, District Thane and Sub-District Thane, which is more particularly described in the First Schedule written hereunder;

AND WHEREAS pursuant to the said conveyance Deceased Suryakant acquired the physical, legal and vacant possession of the said



*D.H. 211*  
*R.A. Gaba*  
*Bhumkar*  
*Bhumkar*  
*Bhumkar*

land with all right to hold and possess the same as the absolute owner thereof with further specific right to carry on any construction of building thereupon;

AND WHEREAS pursuant to the said conveyance, name of the Deceased Suryakant came to be mutated in the revenue records and as such Deceased Suryakant during his life time in the concerned revenue records was shown as the absolute owner, holder of the said land;

AND WHEREAS said land long back was awarded N.A. permission by the concerned N.A. Authority vide permission No.147;

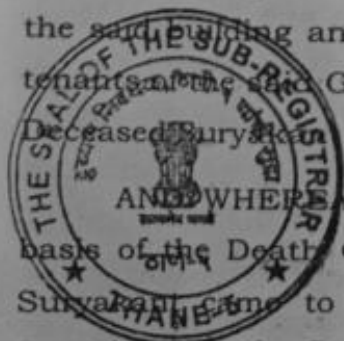
AND WHEREAS Deceased Suryakant during his life time constructed upon the said land, a building, consisting of Ground plus three upper floors, popularly known as "GIRIVIHAR", comprising of 10 tenements and allotted the said tenements from time to time to various tenants on monthly tenancy basis, but retained with himself and in his possession, the tenement situate on 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> floor, totally admeasuring 1500 sq. ft. carpet area, consisting of 7 rooms;

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AND WHEREAS during the passage of time, said land came to be included within City Survey limits of the City of Thane and as such the office of City Survey created records of right in the form of property card extract and as per the said record, the said land came to be allotted as stated above, Tika No.23, CTS No.9 and upon the PR card in respect of the said land, the name of the Deceased Suryakant came to be recorded as the owner/holder thereof;

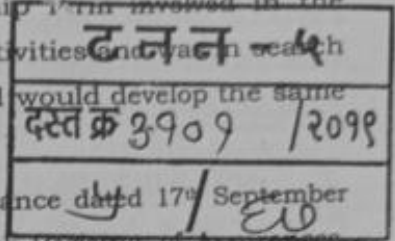
AND WHEREAS Deceased Suryakant died intestate on 19<sup>th</sup> September 2010 leaving behind him, Smt. Sudha Suryakant Bhojne and Shri Girish Suryakant Bhojne (hereinafter referred to as the "Said Heirs of Deceased Suryakant") as his only heirs to succeed to the said land and the said building and to become thereby the owners and landlords of the tenants of the said Girivihar building as per the law of succession by which Deceased Suryakant was governed at the time of his death;

AND WHEREAS upon demise of the Deceased Suryakant, on the basis of the Death Certificate, the names of the Said Heirs of Deceased Suryakant came to be recorded in the PR card, in place of Deceased Suryakant, as the Successors and Holders of the said land;



AND WHEREAS the Said Heirs of Deceased Suryakant had also acquired the absolute possession of the said owners' premises after the death of Deceased Suryakant;

AND WHEREAS at the relevant time, Said Heirs of Deceased Suryakant had decided to sale and transfer all their rights, titles and interests in, over and upon the said land, said old building, together with the liability of the then existing tenants and by handing over the vacant and peaceful possession of the said owners' premises, to the interested purchaser. The Promoter herein is a Partnership firm involved in the business of land development and construction activities and would develop the same of the suitable property which it could acquire and in due course of time;



AND WHEREAS by and under Deed of Conveyance dated 17<sup>th</sup> September 2013 which was duly registered in the Office of Sub-Registrar of Assurances, Thane-1 at Serial No.6994/2013, the Promoter herein had purchased, on the terms and conditions contained therein, from the Said Heirs of Deceased Suryakant and since then, the Promoter herein owns, seized and possessed of and/or otherwise well and sufficiently entitled to immovable property being Non-Agricultural land admeasuring 504.19 sq. mtrs., bearing Tika No.23, C.T.S. No.9 together with building known as "GIRIVIHAR" consisting of Ground + 3 Upper Floors standing thereon and occupied by tenants and occupiers, situate, lying and being at Ram Maruti Cross-Road, Village Chendani, Thane, Taluka and District Thane and more particularly described in the FIRST SCHEDULE written hereunder (hereinafter referred to as the "Said Property"); The copy of Property Card of the Said Property is annexed hereto and is marked as ANNEXURE 'A';

AND WHEREAS in the circumstances and under the aforesaid Deed of Conveyance, the Promoter have obtained the ownership as well as development rights, titles and interests in respect of the Said Property with rights to construct thereon structure/s and sell and transfer the premises situated in such structure/s to prospective purchasers thereof;

AND WHEREAS the Said Property is not under the ambit of the now repealed Urban Land (Ceiling & Regulation) Act, 1962 since the area of the Said Property and individual property rights were within the ceiling limits and no orders have been passed thereunder;

AND WHEREAS the Promoters have duly approached and entered into a standard agreement with Architect, for the development of the Said Property;



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AND WHEREAS Sanjay S. Borkar, an Advocate from Thane, by and under his Title Certificate dated 30<sup>th</sup> November 2016, has certified the title and an authority of the Promoter to develop the Said Property;

AND WHEREAS the Promoter has obtained from Thane Municipal Corporation (for short "SAID TMC"), sanction plans for layout and building construction vide Permission bearing V.P. No.S02/0156/15/ TMC/TDD/1597/15, dated 15<sup>th</sup> December 2015 alongwith Commencement Certificate bearing V.P. No.S02/0156/15/TMC/TDD/ 1701/16, dated 24<sup>th</sup> February 2016 read with Amended Commencement Certificate bearing V.P. No.S02/0156/15/TMC/TDD/ 2387/17, dated 9<sup>th</sup> November 2017 (hereinafter referred to as the "SAID SANCTIONED PLANS"), to construct a Residential-cum-Commercial building consist of Basement + Ground (Part) + Stilt (Part) + 1 to 7 floors;

AND WHEREAS the Promoter herein being owner/developer of the Said Property alone, has sole and exclusive rights to construct building on the Said Property in accordance with the recitals hereinabove and to sell, mortgage, give on lease and/or to deal therewith in any other manner as the Promoter may deem, fit and proper, the premises in the building to be constructed by the Promoter on the said Property and to enter into Agreements with the Purchasers of the premises and to receive the sale price in respect thereof;

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AND WHEREAS the Promoter has proposed to construct a Residential-cum-Commercial building to be known as "GIRIVIHAR" (hereinafter referred to as the "SAID PROJECT") having a Residential-cum-Commercial premises, by using 479.19 sq. mtr. under 1:0 FSI of the Said Property, 25.00 sq. mtr. FSI under Road Set Back Area, 252.09 sq. mtr. FSI under Dilapidated Building and FSI of 166.67 sq. mtrs. by paying Premium. Thus, at present the Promoter has sanctioned to construct Said Project by using 921.44 sq. mtrs. FSI out of total sanctioned FSI 922.95 sq. mtrs. under Said Sanctioned Plan. The Promoter has applied in Said TMC to amend Said Sanctioned Plan to amalgamate a Room admeasuring 110 sq. fts. carpet area on 3<sup>rd</sup> Floor to 7<sup>th</sup> floor, which was sanctioned as per Said Sanctioned Plan and any of the flat on the floor, as per the D.C. Rules of the Sanctioning Authority.

AND WHEREAS the Purchasers are offered to purchase a Flat bearing No. 302 on the Third Floor, admeasuring 63.23 sq. mtrs. carpet area of the building to be known as "GIRIVIHAR" (hereinafter referred to as the "SAID PREMISES") being constructed on the Said Property by the Promoter;





AND WHEREAS Sanjay S. Borkar, an Advocate from Thane, by and under his Title Certificate dated 30<sup>th</sup> November 2016, has certified the title and an authority of the Promoter to develop the Said Property;

AND WHEREAS the Promoter has obtained from Thane Municipal Corporation (for short "SAID TMC"), sanction plans for layout and building construction vide Permission bearing V.P. No.S02/0156/15/ TMC/TDD/1597/15, dated 15<sup>th</sup> December 2015 alongwith Commencement Certificate bearing V.P. No.S02/0156/15/TMC/TDD/ 1701/16, dated 24<sup>th</sup> February 2016 read with Amended Commencement Certificate bearing V.P. No.S02/0156/15/TMC/TDD/ 2387/17, dated 9<sup>th</sup> November 2017 (hereinafter referred to as the "SAID SANCTIONED PLANS"), to construct a Residential-cum-Commercial building consist of Basement + Ground (Part) + Stilt (Part) + 1 to 7 floors;

AND WHEREAS the Promoter herein being owner/developer of the Said Property alone, has sole and exclusive rights to construct building on the Said Property in accordance with the recitals hereinabove and to sell, mortgage, give on lease and/or to deal therewith in any other manner as the Promoter may deem, fit and proper, the premises in the building to be constructed by the Promoter on the Said Property and to enter into Agreements with the Purchasers of the premises and to receive the sale price in respect thereof;

AND WHEREAS the Promoter has proposed to construct a Residential-cum-Commercial building to be known as "GIRIVIHAR" (hereinafter referred to as the "SAID PROJECT") having a Residential-cum-Commercial premises, by using 479.19 sq. mtr. under 1:0 FSI of the Said Property, 25.00 sq. mtr. FSI under Road Set Back Area, 252.09 sq. mtr. FSI under Dilapidated Building and FSI of 166.67 sq. mtrs. by paying Premium. Thus, at present the Promoter has sanctioned to construct Said Project by using 921.44 sq. mtrs. FSI out of total sanctioned FSI 922.95 sq. mtrs. under Said Sanctioned Plan. The Promoter has applied in Said TMC to amend Said Sanctioned Plan to amalgamate a Room admeasuring 110 sq. mtrs. carpet area of the 3<sup>rd</sup> Floor to 7<sup>th</sup> floor, which was sanctioned as per Said Sanctioned Plan. Part of the flat on the floor, as per the D.C. Rules of the Sanctioning Authority.

AND WHEREAS the Purchasers are offered to purchase a Flat bearing No. 302 on the Third Floor, admeasuring 63.23 sq. mtrs. carpet area of the building to be known as "GIRIVIHAR" (hereinafter referred to as the "SAID PREMISES") being constructed on the Said Property by the Promoter;

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AND WHEREAS the Promoter has registered the Said Project under the provisions of the Act with the Real Estate Regulatory Authority at Serial No.P-51700009018, authenticated copy is attached in **Annexure 'A'**;

AND WHEREAS the Promoter herein has entered into standard agreement with Architect **M/s. 10 FOLDS Architects & Consultants** (for short "**SAID ARCHITECT**") - an Architect Firm duly registered with the Council of Architects, for Architectural work concerning development of Said Property including preparation of the layout and construction plan of the building and further has entered into standard agreement with RCC-Structural Engineers **M/s. Ajay Mahale & Associates**, (for short "**SAID STRUCTURAL ENGINEER**") for preparation of structural designs and has accepted the professional supervision of the said Architect and said Structural Engineer **त न न - ५** Architect/Structural Engineer as the Promoter **वसंत क ३९०९ / २०१९** substitute from time to time, till the completion of the **६० / १९१९**

AND WHEREAS on demand from the Purchasers, the Promoter has given inspection to the Purchasers of all the documents of title relating to the Said Property and the plans, designs and specifications prepared by the said Architect and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "**THE SAID ACT**") and the Rules and Regulations made thereunder;

AND WHEREAS the authenticated copies of Certificate of Title issued by Sanjay S. Borkar, Advocate of the Promoter, authenticated copy of Property Extract showing the nature of the title of the Promoter to the Said Property on which the building is to be constructed, have been annexed hereto and marked as **Annexure 'B'** and **'C'**, respectively.

AND WHEREAS authenticated copy of latest **Annexure 'D-1'** Certificate bearing V.P. No.S02/0156/15/TMC/TMS/ **२३८७ / १७** dated 9<sup>th</sup> November 2017, as approved by said TMC, sanctioned for Residential-cum-Commercial building has been annexed hereto and marked as **Annexure 'D-1'**;

AND WHEREAS the authenticated copies of the plans and specifications of the Said Premises agreed to be purchased by the Purchasers, as sanctioned and approved by said TMC, have been annexed and marked as **Annexure 'D-2'**;

AND WHEREAS the Promoter has got some of the approvals from said TMC to the plans, the specifications, elevations, erections and of the said building and shall obtain sanction for aforesaid structural changes from sanctioning authority from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said building;

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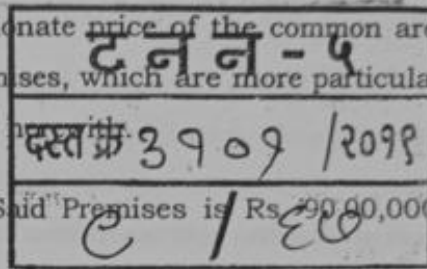
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1. The Promoter shall propose to construct the said building on the Said Property in accordance with the plans, designs and specifications as to be approved by the concerned local authority from time to time. Provided that the Promoter shall have to obtain prior consent in writing of the Purchasers in respect of variations or modifications which may adversely affect the Said Premises of the Purchasers except any alteration or addition required by any Government authorities or due to change in law.

1(a) The Purchasers hereby agree to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchasers Said Premises i.e. a **Flat No. 302 of carpet area admeasuring 63.23 sq. mtrs. on Third Floor** in the said building, as shown in the Floor plan thereof hereto annexed and marked Annexure D-2, for the consideration of **Rs.90,00,000/- (Rupees Ninety lakhs only)** including the proportionate price of the common areas and facilities appurtenant to the Said Premises, which are more particularly described in the Second Schedule annexed herewith.



1(b) The total consideration amount for the Said Premises is **Rs.90,00,000/- (Rupees Ninety lakhs only)**.

1(c) The Purchasers have paid on or before execution of this agreement a sum of **Rs.15,00,000/- (Rupees Fifteen lakhs only)** (10% of the total consideration) as advance payment or application fee and hereby agree to pay to that Promoter the **balance amount of Rs.75,00,000/- (Rupees Seventy Five lakhs only)** against and at the time of handing over of the possession of the Said Premises to the Purchasers on or after receipt of occupancy certificate or completion certificate.

1(d) The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of Goods Service Tax (GST) and Cess or any other similar taxes which may be levied, in connection with the construction of and signing out the Said Project payable by the Promoter) up to the date of handing over the possession of the Said Premises.

1(e) The Promoter undertakes and agrees that while raising a demand on the Purchasers for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said demand / order / rule / regulation published/issued in that behalf to that effect along with the demand letter being issued to the Purchasers, which shall only be applicable on subsequent payments.

1(f) The Promoter shall confirm the final carpet area that has been sold to the Purchasers after the construction of the said building is complete and the

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AND WHEREAS while sanctioning the Said Sanctioned Plan, said TMC and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the Said Project and the said building and upon due observation and performance of which only the Completion or Occupancy Certificate in respect of the said building shall be granted by said TMC;

AND WHEREAS the Promoter has accordingly commenced construction of the said building in accordance with the Said Sanctioned Plans;

AND WHEREAS the Purchasers have purchase from the Promoter a Flat No. 302 of carpet area admeasuring 63.23 sq. mtrs. on Third Floor in the said building to be known as "GIRIVIHAR" being constructed on the Said Property;

AND WHEREAS, the Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws and are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

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AND WHEREAS, prior to the execution of these presents the Purchasers have paid to the Promoter a sum of Rs. 15,00,000/- (Rupees Fifteen lakhs only) only, being part payment of the sale consideration of the Said Premises agreed to be sold by the Promoter to the Purchasers as advance payment or Application Fee (the payment and receipt whereof the Promoter doth hereby admit and acknowledge) and the Purchasers have agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing;

AND WHEREAS, the Promoter has registered the Said Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at Serial No. P-51700009018;

AND WHEREAS, under Section 13 of the said Act, the Promoter is required to execute a written Agreement for Sale of Said Premises with the Purchasers being in fact the presents and also to register said Agreement under the Registration Act, 1908. In accordance with the terms and conditions set out in the Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Purchasers hereby agree to purchase the Said Premises;



NOW THEREFORE, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The Property in approved by Promoter shall of variations Purchasers authorities of  
1(a) The Promoter No. 302 said market Ninety and five descri  
1(b) The (Rupees Nin  
1(c) The Rs. 15,00,00 advance pay balance am and at the Purchasers  
1(d) The the Promoter taxes which the Said possession  
1(e) The Purchasers competent / rule / re demand let subsequent  
1(f) The Purchasers

#### 24. PLACE OF EXECUTION

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Purchasers, in after the Agreement is duly executed by the Purchasers and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Thane.

25. The Purchasers and/or Promoter shall present this Agreement as well as the conveyance at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

26. That all notices to be served on the Purchasers and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchasers or the Promoter by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified below:

#### Purchasers :

MRS. Bharti P. Bhoomkar,

Address : A/4, Pragnya CHS Ltd., Koliwada,

Mithbunder Road, Thane (E) - 400 603,

#### Promoter :

M/s. ABHINANDAN ENTERPRISES,

its Office at - 5, Vrindavan,

Ram Maruti Road, Naupada, Thane (W) - 400 602,

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It shall be the duty of the Purchasers and the promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoter or the Purchasers, as the case may be.

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R.A. Jha

Bhoomkar

Abhinandan

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HAND ON THE DAY AND YEAR WRITTEN HEREINABOVE.

SIGNED AND DELIVERED by the  
withinnamed the "PROMOTER"  
M/s. ABHINANDAN ENTERPRISES,  
Through its Authorised Partners,

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जितेंद्र गाला

1. MR. JITENDRA K. GALA,



R.A. Gala,

2. MR. RAJIV A. GALA,

in the presence of ... ..

1. Adv. Mayuri Mahajan

2. Rajaram B. Vidhate

SIGNED AND DELIVERED by the  
withinnamed the "PURCHASERS"



Bhumkar

(1) MRS. BHARATI P. BHUMKAR,





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 27. Joint Purchasers  
 23/10/20

That in case there are Joint Purchasers all communications shall be sent by the Promoter to the Purchasers whose name appears first and at the address given by them which shall for all intents and purposes to consider as properly served on all the Purchasers.

**28. Stamp Duty and Registration**

The charges towards stamp duty and Registration of this Agreement shall be borne by the Purchasers.

**29. Dispute Resolution**

Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

**30. GOVERNING LAW**

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Thane courts will have the jurisdiction for this Agreement.

**FIRST SCHEDULE ABOVE REFERRED TO :**

**(SAID PROPERTY)**

ALL THE PIECE AND PARCEL OF LAND being Non-Agricultural land admeasuring 504.19 sq. mtrs., bearing Tika No.23, C.T.S. No.9 together with building known as "GIRIVIHAR" consisting of Ground + 3 Upper Floors standing thereon and occupied by tenants and occupiers, situate, lying and being at Ram Maruti Cross-Road, Village Cheridani, Thane, Taluka and District Thane, Registration District and Sub-District Thane and within the limits of the Municipal Corporation of the City of Thane.



**SECOND SCHEDULE ABOVE REFERRED TO :**

**(SAID PREMISES)**

ALL THE PREMISES bearing a Flat No. 302 of carpet area admeasuring 63.23 sq. mtrs. on Third Floor in the said building to be known as "GIRIVIHAR" under construction on the Said Property more particularly described in the First Schedule written hereinabove.

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 K.H. Goh.  
 B. M. K.  
 [Signature]



- ८) इमारतीच्या ठिकाणी आतील बाजूस स्प्रिंज् एरिया तसेच इमारतीचे समोरील रस्त्याचे चित्रीकरण करण्यास सी.सी.टी.व्ही. यंत्रणा कार्यान्वित ठेवणे आवश्यक व वापर परवाना अदा करणेपूर्वी सदरची यंत्रणा सुरळीतपणे कार्यान्वित ठेवणेची जबाबदारी बांधकामचे कालावधीत विकासक व बांधकाम सुर्णत्वान्तर्गत संचालित गृहनिर्माण संस्थेवर राहिल.
- ९) LBT जागतिक विकासकांचे हमीपत्र त्यांचेवर बंधनकारक राहिल.

**सावधान**

"भंजूर नकाशानुसार बांधकाम न करणे तसेच विकास नियंत्रण नियमावलीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम वापर करणे, महाराष्ट्र प्रादेशिक २८ नगर रचना अधिनियमाचे कलम १२ अनुसार दखलपात्र गुन्हा आहे. त्यासाठी जास्तीत जास्त ३ वर्षे कैद व रु. १०००/- दंड होऊ शकतो"

Your's faithfully,



*[Signature]*  
 शहर विकास व नियोजन अधिकारी,  
 शहर विकास विभाग,  
 Municipal Corporation,  
 The City of Thane.

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**PROFORMA - B**  
**CONTENT OF SHEET**

1. PARTICULARS OF PLOT BUILT UNDER REGULATION  
 2. AREA UNDER SETBACK AS PER MINORS' SETBACK  
 3. DISTANCE FROM PASSING STATEMENT CORNER TO MAIN  
 4. SETBACK SETBACK ETC.

**STATEMENT OF APPLICANT OF PLOTS**

**NAME**

Address of the applicant  
 Plot No. / Section No. / Locality



**DECLARATION**  
 I hereby declare that the above mentioned plot is my own property and I am applying for the same for the purpose of building a house on it. I have not applied for any other building permission for the same plot. I have not sold or mortgaged the same plot to any person. I have not been declared as a defaulter in any of the previous years. I have not been declared as a defaulter in any of the previous years. I have not been declared as a defaulter in any of the previous years.

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**PROFORMA - A**

1. AREA STATEMENT	5000
2. AREA OF PLOT	5000
3. DEDUCTIONS FOR	
4. AREA UNDER 30' WIDE ROAD	1000
5. NET AREA OF PLOT (1-2)	4000
6. REGULATION GROUND AS PER REGULATION (25%)	1000
7. BALANCE AREA OF PLOT (4)	3000
8. PERMISSIBLE (5)	1000
9. ADDITION FOR	
10. 30' W. ROAD SET BACK AREA	1000
11. 50% AREA OF OCCUPIED OR DEMOLISHED BLDG.	1000
12. BALANCE PERMISSIBLE OF 45.8 X 20% = 916 SQ.MT.	
13. BALANCE PERMISSIBLE IN OWN PLOT = 2084 SQ.MT.	
14. BALANCE UTILIZATION AS PER BELOW G.R. DATED 04-12-2006	
Reg. No. 53 (1) (2) (3) (4) (5)	
15. 1st SECOND D.R.C. No. 20	
16. 3000 - 1000 = 2000 SQ.MT.	
17. 2000 - 1000 = 1000 SQ.MT.	
18. BALANCE PERMISSIBLE REQUIRED OF 45.8 X 20% = 916 SQ.MT.	
19. BALANCE UTILIZATION AS PER BELOW G.R. DATED 04-12-2006	
Reg. No. 53 (1) (2) (3) (4) (5)	
20. 1st SECOND D.R.C. No. 20	
21. 1000 - 1000 = 0 SQ.MT.	
22. 0 - 1000 = -1000 SQ.MT.	
23. BALANCE PERMISSIBLE	







## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT

#### FORM 'C'

[See rule 5(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :  
PS:7000090118

Project: Girvihar, Plot Bearing / CTS / Survey / Final Plot No.: 77-A/4 AND 6 at Thane (M Corp.), Thane, Thane,  
400602.

1. Abhinandan Enterprise having its registered office / principal place of business at Tehsil: Thane, District: Thane,  
Pin: 400602.

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 5;

OR  
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from 19/08/2017 and ending with 31/05/2019 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid  
Digitally Signed by  
Dr. Vasant Armanand Prabhu  
(Secretary, Maharashtra)  
Date: 10-01-2020 13:49:49

Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority

Dated: 19/08/2017  
Place: Mumbai





Certificate No.:- 1453

**THANE MUNICIPAL CORPORATION, THANE**  
(Regulation No. 37)

**Part Occupancy Certificate**

इमारत:तळघर + तळ(पार्ट)+स्टिल्ट(पार्ट)+१ते७ मजले(३ रा मजला ते ७व्या मजल्यावरील प्रस्तावित १ बेडरूमचे बांधकाम वगळून)

V.P. No. S02/0156/15 TMC/TDD/OCC/0634/18 Date 14/12/2018

To, १० फोल्डस् आर्किटेक्टस् अॅण्ड कॅन्सल्टंट्स

जीर, अे विंग, देव कॉर्पोरा, ईस्टर्न एक्सप्रेस हायवे, कॅडबरी जंक्शन, खोपट, ठाणे (प) - ४०० ६०१.

मे. अभिनंदन एन्टरप्रायझेस तर्फे श्री. जितेंद्र के. गाला व इतर ३ भागीदार (मालक)

Sub - चापर परवाना :- वरील प्रमाणे

Ref. V. P. No. वि.प्र.क्र. :- S02/0156/15

Your Letter No.: ६८५९ दि. ३१/०८/२०१८

Sir,

The part/full development work/erection/re-erection alteration in / of building / part building no.

वरील प्रमाणे situated at ठाणे Road / Street खालील प्रमाणे Village ठाणे under the  
No. २ 6.No. / C.T.S. No. / F.P.No. खालील प्रमाणे Village ठाणे under the

supervision of १० फोल्डस् आर्किटेक्टस् अॅण्ड कॅन्सल्टंट्स Licensed Surveyor / Engineer / Structural Engineer / Supervisor /  
Architect / Licence No. C.A./2001/27699. may be occupied on the following conditions.

सि.स.नं. १(पैकी), टिकानं. २३.

- १) वृक्ष, पाणी व ड्रेनेज विभागाकडील नाहरकत दाखल्यामधील सर्व संबंधित अटी आपणांवर बंधनकारक राहतील.

As set certificated completion plan is returned herewith

Office No.:

Office Stamp :

Date :

Yours faithfully

Municipal Corporation of  
the city of Thane.

P.T.O.

- Copy to  
1) Collector of Thane  
2) Dy. Mun. Commissioner  
3) E. E. (Water Works) TMC  
4) Assessor Tax Dept. TMC  
5) Vigilance Dept. T.D.D., TMC

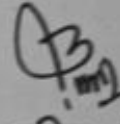
- २) जलसंधारण योजना तसेच सोलार वॉटर हिटींग सिस्टीम क्रयमस्वरुपी कार्येन्द्वा येवज्या जबाबदारी विकासकावर व तदनंतर सोसायटीची राहिल.
- ३) ठाणे महानगरपालिके मार्फत फक्त पिण्याचे पाणी उपलब्धतेनुसार पुरविण्यात येईल.



### सावधान

\*मंजूर नकाशानुसार बांधकाम न करणे तसेच विकास नियंत्रण नियमावलीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम वापर करणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम ५२ अनुसार दखलपात्र गुन्हा आहे. त्यासाठी जास्तीत जास्त ३ वर्षे कैद व रु. ५०००/- दंड होऊ शकतो."

Your's faithfully,



(मुनिष पाटील)  
कार्यकारी अभियंता,  
शहर विकास विभाग,

Municipal Corporation of  
The City of Thane.





छोटा कम ०.८  
निर निदिशित



Certificate No.:- 1551

**THANE MUNICIPAL CORPORATION, THANE**  
(Regulation No. 37)

**Occupancy Certificate**

इमारत: उर्वरीत ३ रा ते ७व्या मजल्यावरील बेडरूमचे बांधकामाकरिता फक्त

V.P. No. S02/0156/15 TMC/TDD/0CC/0706/19 Date 20/06/2019

To, १० फोल्डस् आर्किटेक्टस् अॅण्ड कन्सल्टंटस्

जीर, अे विंग, देव कॉर्पोरा, ईस्टर्न एक्सप्रेस हायवे, कॅडबरी जंक्शन, खोपट, ठाणे (प) - ४०० ६०१.

मे. अभिनंदन एन्टरप्रायझेस तर्फे श्री. जितेंद्र के. गजि व इतर ३ भागीदार (मालक)

Sub - वापर परवाना - वरील प्रमाणे

Ref. V.P. No. वि.प्र.क्र. S02/0156/15

Your Letter No.: १३६४वदि. १५/०२/२०१९

Sir,

The part/full development work/erection/re-erection alteration in/of building / part building no. वरील प्रमाणे situated at ठाणे Road / Street ठाणे Ward No. ठाणे Sector ठाणे  
No. २ & No. / C.T.S. No. / F.S. No. खालील प्रमाणे Village ठाणे under the  
supervision of १० फोल्डस् आर्किटेक्टस् अॅण्ड कन्सल्टंटस् Licensed Surveyor / Engineer / Structural Engineer / Supervisor /  
Architect / Licence No. C.A./2001/27699 may be occupied on the following conditions.

मि.स.नं. १ (पैकी), टिका नं. २३ मंत्रालयिका ठाणे

- १) वृक्ष, पाणी व इनेज विभागाकडील नाहरकत दाखल्यामधील सर्व संबंधित अटी आपणांवर बंधनकारक राहतील.

As set certificated completion plan is returned herewith

Office No.:

Yours faithfully

Office Stamp :

Date :

Copy to

- 1) Collector of Thane
- 2) Dy. Mun. Commissioner
- 3) E. E. (Water Works) TMC
- 4) Assessor Tax Dept. TMC
- 5) Vigilance Dept. T.D.D., TMC

Municipal Corporation of  
the city of Thane.

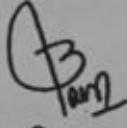
P.T.D.

- २) जलसंधारण योजना तसेच सोलार वॉटर हिटींग सिस्टीम कायमस्वरूपी कार्यान्वित ठेवण्याची जबाबदारी विकासक व तदनंतर संबंधित सोसायटीची राहिल.
- ३) सी.सी. टिक्की यंत्रणा कायमस्वरूपी कार्यान्वित ठेवण्याची जबाबदारी विकासक व तदनंतर संबंधित सोसायटीची राहिल.
- ४) ठाणे महानगरपालिके मार्फत फक्त पिण्याचे पाणी उपलब्धतेनुसार पुरविण्यात येईल.


### सावधान

"मंजूर नकाशानुसार बांधकाम न करणे तसेच विकास निर्माण नियमावलीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम बापर करणे, महापात्र प्रादेशिक व नगर रचना अधिनियमाचे कलम ५२ अन्वयेत दुरुपयोग गुन्हा आहे. त्यासाठी जास्वीत ज्ञान ३ वगेरु केंद्र व रु. १०००/- दंड होऊ शकतो"

Your's faithfully,

  
19/06/19

(सुनील पाटील)  
कार्यकारी अभियंता

 शहर विकास विभाग  
Municipal Corporation of  
The City of Thane.

